



गोवा GOA

389501

Aerial No. 13894 Place of Vend Ponda Date 26/2/13

Value of Stamp Paper 100/-

Name of Purchaser M/s Raj Housing Development Pvt Ltd

Residing at Ponda Son of

For the purpose of deed

Signature of Vendor Signature of Purchaser

Licence No. 2
S.D.S. Curtorcar
PONDIA



AGREEMENT OF DEVELOPMENT

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S.S. Pillai
S.P. Pillai
D.D. Pillai
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M. B. Pillai
S. B. Pillai
R. A. Pillai
R. K. Pillai
S. K. Pillai
A. K. Pillai

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D. P. Pillai
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S. K. Pillai
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THIS AGREEMENT, made and entered on this 26th day of February in the year Two Thousand Thirteen (26/02/2013) at Ponda, Goa within the Registration Sub-District and Taluka Ponda, District of North Goa, State of Goa

BETWEEN

(1) **SHRI. SURESH PANDURANG BARVE**, son of Pandurang Barve, major, married, aged about 68 years, retired, and his wife

(2) **MRS. SUMAN SURESH BARVE**, daughter of Dattaram G. Shikerkar, major, married, aged about 65 years, housewife, both residing at Barve Bldg., Sadar, Ponda, Goa 403 401, and hereinafter jointly referred to as **THE FIRST OWNER** (3)

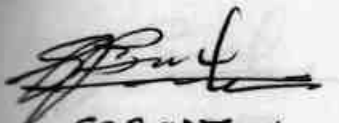
SHRI. SUBHASH PANDURANG BARVE, son of Pandurang Barve, major, married, aged about 65 years, occupation business, and his wife (4) **MRS. SUCHITA SUBHASH BARVE**, wife of

Subhash Barve, major, married, aged about 55 years, housewife, both residing at Barve Bldg., Sadar, Ponda, Goa 403 401, and hereinafter jointly referred to as **THE SECOND OWNER** (5)


SMT. DEEPA alias DEEPIKA DIPENDRA BARVE, wife of late Dipendra Barve, major, married, aged about 52 years, housewife, (6) **MISS. SIDDHI DIPENDRA BARVE**, daughter

of late Dipendra Barve, major, aged about 21 years, service, both residing at Barve Bldg., Sadar, Ponda, Goa 403 401, and hereinafter jointly referred to as **THE THIRD OWNER** (7)

SHRI. RAMESH PANDURANG BARVE, son of Pandurang Barve, major, married, aged about 54 years, occupation service and his wife (8) **MRS. MEDHA RAMESH BARVE**, daughter


S. Suresh
S. Suman
S. Suman
Deepika D. Barve
Paul
Ramesh
M. Barve


S. Subhash
S. Suchita
S. Suchita
R. Ramesh
R. Medha


S. Suman
S. Suman
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of Raghunath Puranik Dhavlikar, major, married, aged about 50 years, occupation service, both residing at Barve Bldg., Sadar, Ponda, Goa 403 401, and hereinafter jointly referred to as **THE FOURTH OWNER** (9)(a) **SHRI. BALKRISHNA LAXMAN PALANDE**, son of Laxman Palande, major, married, aged about 79 years, retired, and (9)(b) **SHRI. PRADIP BALKRISHNA PALANDE**, son of Balkrishna Laxman Palande, major, married, aged about 40 years, service, and his wife (9)(c) **MRS. KIRTI PRADIP PALANDE**, Daughter of Balkrishna Gopal Borkar, major, married, aged about 36 years, Housewife, both residing at Flat S/3, Durgadutt Sadan, Near Electricity Department, Haveli, Curti, Ponda, Goa 403 401, (9)(d) **SHRI. RAMKRISHNA ANANT PRABHU TENULKAR alias TENDOLKAR**, son of Anant Ramkrishna Prabhu Tenulkar alias Tendolkar, major, aged about 43 years, Agriculturist, and his wife (9)(e) **MRS. POURNIMA RAMKRISHNA PRABHU TENULKAR alias TENDOLKAR**, daughter of Shri. Balkrishna Palande, major, aged about 42 years, married, service, both residents of H. No. 38, Samantwada Conxem, Nirankal, Ponda-Goa (9)(f) **SHRI. DEEPAK GIRIDHAR DEVASTHALI**, son of Shri. Giridhar Vinayak Devasthali, major, married, aged about 40 years, service, and his wife (9)(g) **MRS. JYOTI DEEPAK DEVASTHALI**, daughter of Shri. Balkrishna Palande, major, aged about 39 years, married, service, both residents of Near Ganapati Temple, Talewada, Dhargal, Pedne-Goa and all of them are hereinafter jointly referred to as **THE FIFTH OWNER** (11) **SHRI.**



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PRAKASH DATTA PRABHU, son of Datta Prabhu, major, married, aged about 61 years, occupation business, and his wife (12) **MRS. DURGA PRAKASH PRABHU**, daughter of Pandurang Barve, major, married, aged about 60 years, retired, both residing at Curti, Ponda - Goa, 403 401, and hereinafter jointly referred to as **THE SIXTH OWNER** (13) **SHRI. DILIP MAHADEV PARANJAPE**, son of Mahadev Paranjape, major, married, aged about 49 years, occupation service, and his wife (14) **MRS. SAVITA DILIP PARANJAPE**, daughter of Pandurang Barve, major, married, aged about 47 years, occupation service, both residing at Taleigao, Panaji, Goa, all Indian Nationals and both are hereinafter jointly referred to as **THE SEVENTH OWNER OF THE ONE PART.**

AND

M/s. RAJ HOUSING DEVELOPMENT PVT. LTD., having its office at Ponda - Goa, a private company incorporated under the Indian Companies Act 1956, and represented herein by its Director **SHRI. SANDIP NIGALYE**, son of Shri Nilkanth Nigalye, major, married, aged about 44 years, occupation business, Indian National, residing at Khadpabandh, Ponda - Goa, hereinafter referred to as **THE DEVELOPER** (which expression shall, unless repugnant to the context or meaning thereof, include its directors, executors, administrators and official assigns) **OF THE SECOND PART.**

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 S.P. Barve
 S.P. Barve
 S.P. Barve
 O.D. Barve
 Paul
 P. S. Barve

[Handwritten signatures and names]
 M. Barve
 P. Barve
 A. Barve
 R. Kar
 P. Barve
 A. Barve

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 P. Barve
 P. Barve
 P. Barve



The First owner, Second owner, Third owner, Fourth owner, Fifth owner, Sixth Owner and seventh owner, hereinafter are collectively/jointly referred to as THE OWNERS and shall include their respective heirs, executors, administrators and assigns.

WHEREAS the owners own and are in possession of a portion of land admeasuring 1657 sq.mts and more particularly described in schedule written hereunder and hereinafter referred to as THE SAID LAND.

AND WHEREAS the owners have offered to the developer to develop the said land at the cost of the developer and in lieu of the cost of development has offered to permit the developer to retain and/or sell certain premises and appropriate the proceeds thereof towards the cost of development of the said land.

AND WHEREAS the owners do further hereby declare:

- (a) That the owners' title to the said land described in schedule hereto is valid, legal, clear, marketable, unencumbered and subsisting.
- (b) That the said land described in Schedule hereto is absolutely free from encumbrances, lien, charges and that there are no dues payable to the Government or any other authorities and/or any statutory body/bodies.



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 D. D. Barve
 Paul

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 Akendulkar
 RKar
 Kamesh
 Anjali

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(c) That there are no difficulties legal and otherwise for the sale, free from encumbrances, of the said land and/or any part/ share thereof or any structure to be constructed thereon to any third party.

(d) That no attachment or notice from the central or state government or any local body or authority under any Municipal Act and /or Panchayat Act or any other Act or any scheme or legislative Enactment, Government ordinance, order or Notification including any Notice / Proceedings for acquisition or requisition has / had been received by or upon the owners and that the said land described in schedule hereto or any part thereof is not subject to any attachment or certificate or other recovery proceedings under the Income-Tax Act or any statutory law or Regulation / mortgage to any Bank Institutions.

(e) That they shall not withdraw the power of attorney that shall be executed in favour of the developer and/or any of its director in terms of clause (6) contained hereunder till the time it is required by the developer and the said Power of Attorney shall be in part performance of this agreement and shall be co-extensive to this agreement

(g) That there is no litigation or any legal proceedings pending in any Court/Tribunal or any other legal impediment in respect of the said land described in Schedule hereto or any part thereof and/or any structure existing thereon.

(h) That except this agreement, the owners have not entered into and shall not enter into any agreement pertaining to said



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S.S. Bane
D. D. Barve
Paul

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M. R. Bane
D. Bane
B
Ratendrakumar

R. Kar
Rambal
Abhal

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Banyje

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D. Bane
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land and/or effecting the title of the owners to the said land described in Schedule hereto or any part thereof.

(i) That the developer shall be entitled to undertake construction of any building/s upon obtaining development permission and the construction license from the concerned authorities, on the said land and sell the same to any prospective purchaser/s of the choice of the developer without any reference to the owners except the premises reserved for the owners as contained herein and by demolition of any structure/s, standing thereon, cutting of any trees and/or by cutting/digging any land from the said land.

(j) The owners do hereby indemnify the developer in respect of any claim/s of title to the said property of any parties over the said land.

(k) The owners shall segregate and partition the said land from rest of the holding under new survey no.10/2 of village Ponda, Goa by filing appropriate proceedings in the appropriate forum and obtain a separate survey number thereto.

AND WHEREAS pursuant to said offer by the owners and believing to be true the declaration and representation made by the owners, the developer has agreed to undertake the development of the said land by undertaking construction of building/s thereon on certain terms, conditions and stipulations hereinafter contained.



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NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS :

1. The OWNERS hereby grant development rights to the DEVELOPERS and the DEVELOPERS hereby acquire the said development rights from the OWNERS for development of the said land and to construct Buildings thereon after obtaining necessary license and permissions for the development to be procured by the DEVELOPERS in the name of the OWNERS at the DEVELOPERS own costs, charges and expenses, risk and responsibility for consideration and on the terms and conditions as set out in this Agreement.

2. The developer shall undertake construction of building/s on the said land as per the plan as is annexed hereto, which the tentative plan of the project to be undertaken, which is subject to variations as may be proposed by the concerned and as per the specifications as contained in the said plan and other specifications as contained in schedule III written hereunder at its own costs and expenses. The DEVELOPERS shall carry out the said development solely and entirely at its risk and responsibility and costs, charges and expenses and the OWNERS shall not be called upon to contribute any amount of whatsoever nature

3. The DEVELOPERS shall, at its own costs and risk, be entitled to appoint and engage competent Architects, R.C.C. Consultant, Contractors and other servants and agents.

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D. D. B. B.
S. B. B.

M. B. B. B.
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S. B. B. B.
R. B. B. B.

S. B. B. B.
S. B. B. B.
S. B. B. B.

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R. B. B. B.
S. B. B. B.
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S. B. B. B.

4. The entire development costs in all manners including (i) the cost of preparing plans, designs, etc. and obtaining the necessary sanctions / approvals; (ii) the costs of acquiring Land Conversion Sanad; (iii) payment for obtaining all kinds of permissions/ licenses to Government Authorities or to the municipality (iv) deposits and other charges payable to any Authorities; (v) construction costs including cost of building materials, wages and salaries payable to the workmen and other persons employed for the purpose of carrying out the construction work; (vi) fees and charges payable to Architects, Civil Contractors, R.C.C. Consultants, Supervisors, Engineers, Structural Engineers and contractors and all other persons engaged for the purpose and all kinds of insurance premium (including premium payable for employees, labourers, workers, etc.); (vii) all costs, charges and expenses if any to be incurred including payment of any amount in any manner to municipality, State Government or any other concerned authority for carrying out the development on the said property;

5. The DEVELOPERS agree and confirms that the possession of the said property including land given by the OWNERS to the DEVELOPERS is in the nature of license to carry out development of the said property as per the terms of this agreement.

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 S. D. Barre
 S. D. Barre
 S. D. Barre
 D. D. Barre
 Paul

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 M. R. Barre
 S. D. Barre
 B.
 P. D. Barre

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 P. D. Barre
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 S. D. Barre

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 R. Kar
 S. D. Barre
 P. D. Barre

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 S. D. Barre

6). The owners shall execute in favour of the developer/developer's director a power of attorney to undertake such works as also for sale and/or agreements as are intended hereunder or as may be necessary and ancillary thereto and such power of attorney shall be coextensive with this agreement and shall be irrevocable.

7. The owners hereby authorize and nominate the developer to carry out the development of the said land by constructing thereon residential / commercial building/s as per the plan as per the plan attached hereto with such variations as may be insisted by the concerned authorities and in such manner as developer finds fit, proper and convenient. The owners hereby authorize the developer to do what is needed including obtaining approval/renewals/revision of permissions, licenses, etc. from the concerned authorities for constructing the said building/s or any residential apartments / premises therein.

In case of any variations in the plan if required to be effected then in such event the location and the area of the premises to be allotted to the owners i.e. the owners' premises shall not change.

8. The developers shall be entitled and solely responsible for and carrying out the approved construction as per the approved plan and to develop the said land to its full permissible coverage and floor to area ratio (FAR). Whenever called upon by the



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S.B. Barve
S.P. Barve
D.D. Barve
Barve

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MR. Barve
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Bhalchandra
B
Rameshchandra
R.K. Barve
Barve
Bhalchandra

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Bhalchandra

developers, the owners further agree to sign and execute personally notwithstanding execution of power of attorney all necessary papers, documents and plans that may be required by the Developers from time to time for carrying out the effective development of the said land and construction of building/s/row houses thereon.

9. In consideration of the terms, conditions and stipulations herein contained and the undertaking given by the developer, the owners have permitted the developer to enter the said land for proceedings with the project of undertaking construction thereon.

10. The developer its Employees, representatives, and workers shall at all times hereafter be free to enter upon in the said land described in Schedule-I hereto and carry on therein all such works like demarcating, surveying, measuring as may be deemed fit by the developer.

11. In consideration of the cost of development of said land by undertaking construction of building/s thereon and in lieu of payment of the price / costs of construction in terms of monies, the developer shall be entitled to retain for itself the premises in the building/s proposed to be constructed on the said land, SAVE and EXCEPT the premises to be allotted to the respective owners which premises are more particularly

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S.S. Banerjee
D.D. Banerjee
Paul

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M. Banerjee
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S. Banerjee
B
R. Banerjee
R. Kar
S. Banerjee
S. Banerjee

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described / enlisted in schedule II written hereunder and hereinafter called as OWNERS PREMISES.

12. The premises, other than the owners premises described / enlisted in schedule II, are hereinafter called as DEVELOPERS PREMISES shall be for the exclusive use, occupation, sale, disposal of the developer. The developer shall be entitled to sell / dispose off or deal with in any way the developer's premises in the said building/s and appropriate proceeds thereof towards cost of construction.

13. It is agreed that the owners shall not be liable to pay any further price / consideration / cost to the developer nor the developer shall be liable to pay any further price / cost / consideration to the owners towards the said land.

14. The developer shall complete the construction of the owners premises as per the specifications given in schedule III written hereunder and shall complete the construction thereof in all respects and obtain the occupancy certificate thereof from Ponda Municipal Council within a period of 30 months from the date of obtaining the construction license from Ponda Municipal council.

In case the construction of the owners premises could not be completed within the said period of 30 months for any reason, other than litigation relating to the title of the said land,

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D.D. Bane
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M. Bane
S. Bane
Bane

R. K. Kar
S. Bane
Bane

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then in such case the time limit for completion of the owners premises shall be extended by further period of six months and thereafter the developer shall be liable to pay to the owners a sum of Rs.25000/-per month for as compensation for the period beyond the said period agreed for completion.

It is further agreed that the owners shall be entitled to engage their own person for the purpose of verifying that the owner's premises are being constructed as per the specifications as contained herein at their own cost and expenses and without interfering with the work of construction of the developer on the said land.

15. The developer may enter into any type of Agreement with any body of the Developer's choice for the sale of developer's premises to be constructed on the said land described in Schedule-I hereto. However, in execution of such agreement the rights of the owners in the owner's premises and the right in the said land proportionate to owner's premises shall not be effected / encumbered / prejudiced.

16. In all such agreements, as the developer deem fit and proper, the owners shall be represented by the developer as their attorney by virtue of the power of attorney that shall be executed by the owners in terms of clause (6) hereinabove.

However the owners shall not be responsible/ liable in any manner whatsoever to any third parties / prospective sub-developers sub contractor who may enter into agreement with

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D. D. Bave
Paul
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M. Bave
S. S. S.
E. Balu
B.
A. Rendalkar
R. Kar
S. S. S.
D. D. Bave


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D. D. Bave
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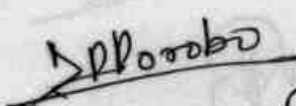
the developer and the developer do hereby indemnify the owners towards any claim of any such third parties/ prospective developers arising out of any such agreement with them. All the persons who enter into such agreement/s with the developer pertaining to developer's premises shall be deemed to have agreed for the limitation in liability of the owners.

17. The owners have not entered into any agreement with or in favour of any person/s and have not executed with or in favour of any person/s any deed of sale or Agreement in respect of the said land described in Schedule-I hereto or part thereof and the owners shall not execute with or in favour of any person/s any sale deed or agreement in respect of the said land described in Schedule-I hereto during subsistence of this agreement.

18. It is clearly understood between the parties that the developer shall be developing the said land by undertaking construction of building/s as per the approved plan, provide drainages, leveling of ground, providing water and electric connections and complete the same in all respect and in consideration towards the cost of development, the developer shall be entitled to sell the developed premises along with the right in said land and common amenities, proportionate to developer's premises and appropriate the sale proceeds thereof towards the cost of development AND THAT developer shall


SSBAR
SMBAR
SSBARVE
D-D BARVE
PAUL

MR. BALES
SMBARS
Bjalsde
B








RAKENDRA
RKAR
Rensal
Abkahi


Banyje

have no right over the owners premises or right in the said land and common amenities proportionate to owners premises.

19. On fulfillment of the terms and conditions of this agreement, the owners agree to transfer and convey the undivided right / share in said land equivalent / proportionate to the developers premises constructed by developer to the developer and / or its nominee or nominees by retaining the right proportionate to the owners premises in favour of the owners and in doing so the developer/its director shall be entitled to represent the owners as their attorney vide the instrument of Power of Attorney executed in performance of clause (6) hereinabove.

20. All costs, expenses, charges, stamp duty, registration fees etc. in respect of such sale/exchange deed/s shall be borne by the developer/its nominee/s.

21. All the rights, privileges pertaining to permissions, licenses, approvals, if are obtained by the owners pertaining to said land from any authority, Department, Body council shall stand assigned in favour of the developer for the purpose of construction / development and disposal of the developers premises.

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S.S. B. S.
S.P. B. S.
S.S. B. S.
D. D. B. S.
Paul

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M. B. S.
S. P. S.
G. P. S.
B.

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D. P. S.

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A. T. S.

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R. K. S.

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S. P. S.

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22. Subject to the terms hereof, the developer shall be entitled to seek renewals, revisions, alterations changes in the plans, permissions approvals on behalf of the owners as their attorney by virtue of the power of attorney that shall be executed in favour of the developer.

23. The owners covenant with the developer that the power of attorney that shall be executed in favour of the developer / its director shall be irrevocable and the same shall be revoked/ deemed to have been revoked only in writing duly signed by the owners and developers jointly and only on termination of this agreement in writing by the developer and any mode of termination of agreement or revocation of power of attorney shall not be considered as termination/revocation between the parties. The intention being that as the developer shall be developing the said land at its own cost and expenses and by incurring the expenses in connection with obtaining licenses/ permissions, cost of development etc. for development, sale of premises etc., the unilateral revocation of power of attorney or termination of agreement shall cause severe losses to the developer in terms of expenses as also in terms of loss of reputation.

24. The owners or the persons to whom the owners premises are sold/ transferred to, shall join as members of the housing society with respect to the owners premises if such society is formed by

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SABane
SABane
O.D. Barve
Paul

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MRAMES
Gahala
Ramesh
R Kar
Pansal
Pansal

D.P. Porobo
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Pansal

the occupants of the building and for that purpose shall sign all the papers and forms as may be required and pay all maintenance charges as decided by the developer.

25. The developer shall have a first lien and paramount charges on the developers premises in respect of any amount payable by the owners under the terms and conditions of this Agreement.

26. On obtaining the licence from the Ponda Municipal Council and within thirty days from the date of receipt of such intimation from the developer, the owners shall vacate and hand over the vacant possession of the said land and the building presently occupied by them to the developer for enabling the developer to proceed with the proposed development thereof as agreed herein.

27. For the purpose of accommodating the owners for the purpose of their residence, the owners shall arrange for themselves the alternate accommodation for their residence elsewhere till the owners premises, as defined herein, are handed over to the owners duly constructed and completed in all respects. It is further agreed that for the purpose of compensating the rents payable for such alternate accommodation the developer shall pay to the first four owners the rents payable by said owners for arranging alternate premises till the owners premises are constructed and completed as above, the total rent being

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S.P. B. A.
S. B. A.
O. D. Barre
P. A. U.

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S. B. A.
B
R. A. T. A. N. D. A. S.
R. K. A. R.
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S. B. A.

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S. B. A.

Rs.28,000/- (Rupees twenty eight thousand only) per month for the first twelve months which rent amount of Rs. 28,000/- is to be equally divided amongst all four being first, second, third and fourth owner and thereafter with an increase of 10% over and above the amounts payable for the immediate preceding year.

28. The developer shall deposit with the owners a total sum of Rs.40,00,000/- (Rupees forty lacs only) out of which a sum of Rs. 20,00,000/- (Rupees Twenty Lacs only) is paid on signing of the present agreement, in instalments as under:


- i) Rs.5,00,000/- to the First Owner
- ii) Rs.5,00,000/- to the Second Owner
- iii) Rs.5,00,000/- to the Third Owner
- iii) Rs.5,00,000/- to the Fourth Owner

and the remaining amount of Rs. 20,00,000/- (Rupees Twenty Lacs only) shall be payable in similar share within 15 days from the date of approval and issuance of license by Ponda Municipal Council.

29. The first owner shall pay to the developer a sum of Rs.4,00,000/- (Rupees four lacs only) as the cost of construction of 20sq.mts. of the additional area to be granted to them as agreed herein and being above their entitlement.

SCHEDULE-I

All that landed property known as PODERACHA GJARACODIL situated at Ponda - Goa, within the jurisdiction of Ponda


S. S. Banna
S. S. Banna
D. D. Banna
Paul


M. B. Banna
D. B. Banna

R. Kar
S. B. Banna
D. B. Banna


M. B. Banna

D. B. Banna

S. B. Banna

P. B. Banna


S. S. Banna

Municipal Council and registered in the Land Registration of Panaji bearing inscription no.15877 and described under no.8122 at folios 159 in the book B-21 (new) and surveyed under new survey no.10/2 of village Ponda admeasuring 1657 sq.mts. and bounded as under :

East :by remaining part of said property including govt. structure

West :by property surveyed under survey no. 11/59 of village Ponda

North :by remaining part of said property including a building Pai House

South :by property surveyed under survey no. 10/3 of Ponda.

SCHEUDLE II

DISTINCT PREMISES TO BE ALLOTTED TO DISTINCT CO-OWNERS (OWNERS PREMISES):

1. Flat no. 201 and 202 both admeasuring an area of 100m2(carpet area) each, situated on second floor along with parking no. P-24 and P-25 and Shop no. S-07 admeasuring an area of 25 m2 (carpet area)each, situated on the ground floor shall be allotted to the Second Owner.

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 S.S.A.
 S.P. Bame
 S.S. Bame
 O.D. Bame
 Paul

MR Bame
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 R
 R.A. Bame
 R. Kar
 P. Bame
 A. Bame

S.P. Bame
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 R. Bame

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2. Flat no. 205 and 206, both admeasuring an area of 100 m2 each(carpet area) situated on second floor along with parking no. P -15 and P-16 and Shop no. S 8 admeasuring an area of 25 m2 carpet area each, situated on the ground floor shall be allotted to the Third Owner.
3. Flat no. 301 and 302 both admeasuring an area of 100 m2(carpet area) each, situated on Third floor along with parking no. P-17 and P-18 and shop no. S-17 admeasuring an area of 25 m2 carpet area each, situated on the ground floor shall be allotted to Fourth Owner.
4. Flat no. 305 and 306, both admeasuring an area of 100 m2(carpet area) each, situated on Third floor and Flat no. 403 and 404 both admeasuring an area of 60 m2 built up area each, situated on the Fourth Floor and Flat no. 503 and 504, both admeasuring an area of 60 m2 built up area each, situated on the Fifth Floor along with parking no. P-22 and P-23 and Shop no. S-09 admeasuring 25 m2 carpet area, situated on the ground floor shall be allotted to the First Owner.
5. Flat no. 203, admeasuring an area of 80 m2 built-up, situated on second floor shall be allotted to Fifth Owner.
6. Flat no. 303 admeasuring an area of 60 sq. mts built -up

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 S.S.
 S.P. Sani
 S. Bawa
 O. D. Bawa
 Paul

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 M. Bawa
 S. Bawa
 B. Balde
 B.
 R. Atendulum

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 P. Porobo

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 D. Alky

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 R. Kay
 P. S. Sani

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 P. S. Sani

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situated on Third floor shall be allotted to Sixth Owner.

7. Flat no. 304 admeasuring an area of 60 sq, mts. built-up situated on Third floor shall be allotted to Seventh Owner.
8. 8 (Eight) stilt car parking in the basement.
9. One room having an area of 40 ms2 super built-up bearing no. 204 situated on the second floor shall be provided for the common use and under the common ownership of all the owners as place of worship.

SCHEDULE-III

AMENITIES, FACILITIES AND SPECIFICATIONS OF THE BUILDING AND THE SAID PREMISES

STURCTURE: RCC framed structure

PLASTER: External plaster will be double coat and sand faced plaster. The internal plaster will be single coat cement plaster with neeru finish.

INTERNAL SPECIFICATIONS:

FLATS

FLOORING: Flooring will have vitrified tiles, bathrooms and

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S. S. Banerjee

S. P. Banerjee
S. B. Banerjee
O. D. Banerjee
Banerjee

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Banerjee

M. Banerjee
Banerjee
Banerjee

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R. Banerjee

R. Banerjee
Banerjee
Banerjee

[Signature]
Banerjee

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Banerjee

[Signature]
Banerjee

w.c. will have 1.5mts. tiles with coloured ceramic tiles on floor rough finishing and walls full height glazed, with colour matched fittings.

DOORS WINDOWS: All doors will have salwood and shutter will marine ply panels. Main door will be of teak wood. The doors will be fixed with necessary M.S. Hings and will have in general alluminium fittings such as tower bolts one T.B. handles etc. Bedroom will have good quality night latch, all windows will be of brass sliding type. (Powder coated) thickness.

KITCHEN: The kitchen will have a cooking platform with granite slab with steel sink. A dado of two rows of glazed tiles shall be provided for the wall near the platform.

LOFT: Loft will be provided in kitchen room and in the bedroom.

TOILET: Toilet block shall consists of an Indian commode wash basin showers rose, a bib cock sanitary ware to be FP in colour matched door.

PLUMBING AND SANITARY INSTALLATIONS : Soil waste and water pipes will be partially concealed and of good quality. A septic tank of adequate size will be provided if there does not exists government sewage line. The plumbing and sanitary installations will be in accordance with P.W.D. specifications.

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S.S. Bha
S.P. Bha
S.S. Bha
D. D. Barke
Baul

[Signature]
S.S. Bha
B. Bha
B
R. Bha

R. Kar
S. Bha
B. Bha

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D. Bha

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B. Bha

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D. Bha

WATER TANK : A common R.C.C. / sintex storage water tank will be provided at terrace slab (with sump).

SHOPS : specification as under:

- i) **STRUCTURE:** R.C.C. framed structure.
- ii) **WALLS:** Brick/laterite or concrete block masonry in cement mortar.
- iii) **DOORS AND SHUTTERS:** The shop will have M.S. Rolling Shutters.
- iv) **PLASTER AND PAINT:** All external surface of the building will be plastered with two coats of cement mortar and finished with cement paint, internal walls and ceiling will be plastered with one coat of cement mortar. All wall surfaces will be finished in off white oil bound distemper paint. All ceilings to be finished in white wash.
- v) **FLOORING AND SKIRTING:** The floor of shop shall be of ceramic tiles.
- vi) **ELECTRICAL INSTALLATIONS:** The installation will be with copper wires through concealed pipes or casing capping with necessary points.

IN WITNESS WHEREOF The parties hereto have set and subscribed their hands on the day and the year hereinabove mentioned.

[Signature]
 SSBAR
 SSBAR
 SSBAR
 O.D. BARR
 PAUL

[Signature]

[Signature]
 M. B. BARR
 M. B. BARR
 B. BARR
 B

[Signature]
 R. K. BARR

[Signature]
 R. K. BARR
 R. K. BARR

[Signature]
 B. BARR

[Signature]
 M. B. BARR

[Signature]

[Signature]

[Signature]

[Signature]
 B. BARR

Signed and delivered by the withinnamed **FIRST OWNER,**

[Handwritten signature]

[Handwritten signature]



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SHRI. SURESH PANDURANG BARVE



(L.H.F.T.)



(R.H.F.T.)

[Handwritten signature]

SSB
SPBame
SSBarve
D-D. Barve
Paul

MBarve
Sr Pat
Shahale
B
RATenokh

D Porobo

Dalm
[Signature]

[Handwritten signature]

R Kar
Fenseal
BARA

[Signature]
Shyja

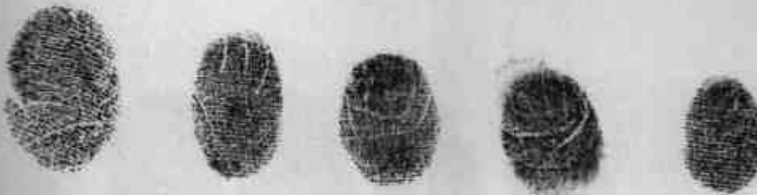
S.S.B.



MRS. SUMAN SURESH BARVE



(L.H.F.T.)



(R.H.F.T.)

S.S.B.

S.S.B.
S.P. Barve
S. Barve
D.D. Barve
Paul

M. Barve

S.S.B.
G. Barve
B.
Attendalla

R. Kar
Suresh
Barve

S.S.B.

Morabto
Barve

Barve
Barve

Signed and delivered by the withinnamed SECOND OWNER,



SP Barve

SHRI. SUBHASH PANDURANG BARVE



(L.H.F.T.)



(R.H.F.T.)

Paul
SSB
SP Barve
SS Barve
O. O. Barve
Paul

MR Barve
SP Barve
Barve
B
RA tendulkar

SP Barve
Barve
Barve

Barve

R Kar
Barve
Barve

Barve
Barve



SBorve

MRS. SUCHITA SUBHASH BARVE



(L.H.F.T.)



(R.H.F.T.)

[Signature]
 SSBorve
 SSBorve
 D.D. Borve
 Paul

[Signature]

MSBorve
SSBorve
Blalade
[Signature]
 R Kar
 Femeal
 Abirah

D Parcho
[Signature]
[Signature]
[Signature]
[Signature]

Signed and delivered by the withinnamed **THIRD OWNER,**

D.P. Barve



SMT. DEEPA alias DEEPIKA DIPENDRA BARVE

SMT. DEEPIKA DIPENDRA BARVE



(L.H.F.T.)



(R.H.F.T.)

Barve

M. Barve

Barve

SP Barve

S. Barve

Barve

Barve

Barve

Barve

Barve D. Barve

Barve

Barve

Barve

D.P. Barve

Barve

Barve

Paul



MISS. SIDDHI DIPENDRA BARVE



(L.H.F.T.)



(R.H.F.T.)

Paul
S. Barve
S. Barve
S. Barve
D. D. Barve
Paul
Paul

M. Barve
S. Barve
S. Barve
B.
R. K. Khandale
R. Kar
S. Khandale
M. Khandale

M. Barve
D. Khandale
Paul
Paul

Signed and delivered by the withinnamed **FOURTH OWNER**



[Handwritten signature]

[Handwritten signature]

SHRI. RAMESH PANDURANG BARVE



(L.H.F.T.)



(R.H.F.T.)

[Handwritten signature]

SSBar
SPBarve
SSBov
D.D. Barve
Paul

MRame

Syad
Bachale
B

RAtenbhatkar

RKar

Senshal

Abhal

D.P. Porcho

Daly

[Handwritten mark]

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Beppu

[Handwritten signature]

M. Barve



MRS. MEDHA RAMESH BARVE



(L.H.F.T.)



(R.H.F.T.)

[Signature]
 SSBu
 SPBarve
 SS Barve
 D.D. BARVE
Paul

M. Barve
 Supal
Devolle
B

D. Porabo
[Signature]
[Signature]

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R. Kar
[Signature]
[Signature]

[Signature]
[Signature]

Signed and delivered by the withinnamed **FIFTH OWNER**



swal

swal

SHRI. BALKRISHNA LAXMAN PALANDE



(L.H.F.T.)



(R.H.F.T.)

[Signature]
SSD
SPBame
SSBarvo
D. P. 1307c
Paul

[Signature]

MPBame
SPBame
Palde
B

Attudun

RKar
Parvat
Palde

DPorobo

[Signature]
[Signature]

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Palande

SHRI. PRADIP BALKRISHNA PALANDE



(L.H.F.T.)



(R.H.F.T.)

Pradip
SSB
SPBome
SSBome
D.D. Bore
Paule
Pradip

NPBome
MPA
Palande
B
RAndalku
RKar
Fansal
AAah

DPDorob
Palmy
NS
Pradip
Pradip



MRS. KIRTI PRADIP PALANDE



(L.H.F.T.)



(R.H.F.T.)

Pradip
Saba
SPBane
SSBane
D.D. Barve
Paul

Mr. Bane
Saba
Palale

B.
AAKendulkar

R. Kar
Farsal.
Bani

D. Porobo

D. D. D.

Pradip
AS
Farsal

Pradip
Saba



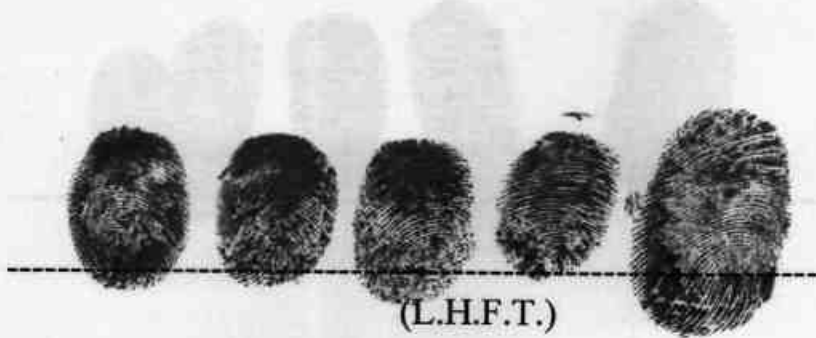
R. Tendulkar

Prabhu

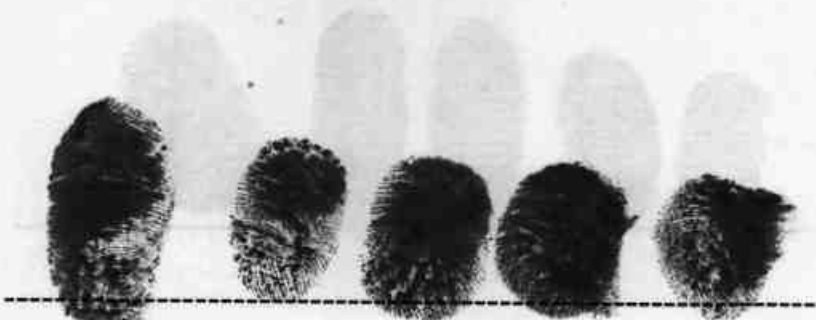


MRS. POORNIMA RAMKRISHNA
TENDULKAR alias TENDOLKAR

**SHRI. RAMKRISHNA ANANT PRABHU
TENULKAR alias TENDOLKAR**



(L.H.F.T.)



(R.H.F.T.)

[Signature]
SSBarna

SPBm

SSBarna

Deedika Bame

Baum

[Signature]

MBarna

SPala

Balade

[Signature]

R. Tendulkar

13 *Prabhu*
14 *[Signature]*

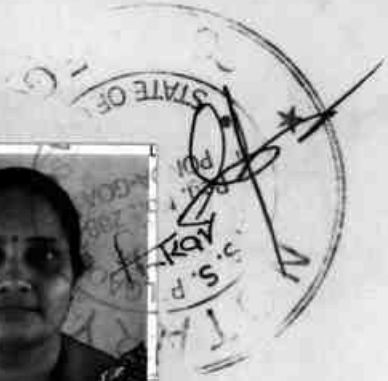
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BSanjape

D.P. Porobo

[Signature]

Prkar



**MRS. POURNIMA RAMKRISHNA PRABHU
TENULKAR alias TENDOLKAR**



(L.H.F.T.)



(R.H.F.T.)

[Signature]
 SS Baw
 SP Baw
 SS Baw
 Deepika D Baw
 Paul
 Paul

[Signature]
 M Baw
 B Baw
 B Baw
 B Baw
 P Baw
 P Baw

13 *[Signature]*
 14 *[Signature]*
 15 *[Signature]*
 16 *[Signature]*
 17 *[Signature]*
 18 *[Signature]*
 19 *[Signature]*



Devasthali



109
[Signature]

SHRI. DEEPAK GIRIDHAR DEVASTHALI

MRS. JYOTI DEEPAK DEVASTHALI



(L.H.F.T.)



(R.H.F.T.)

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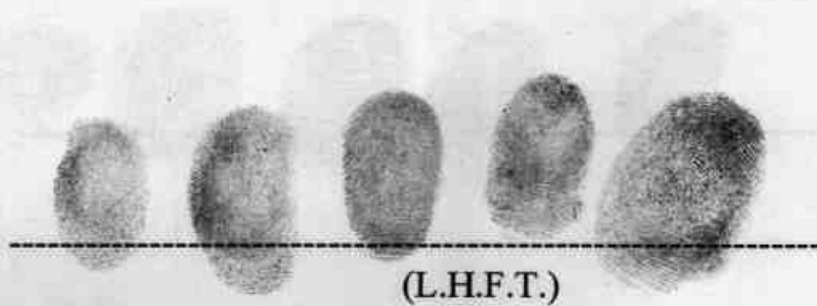
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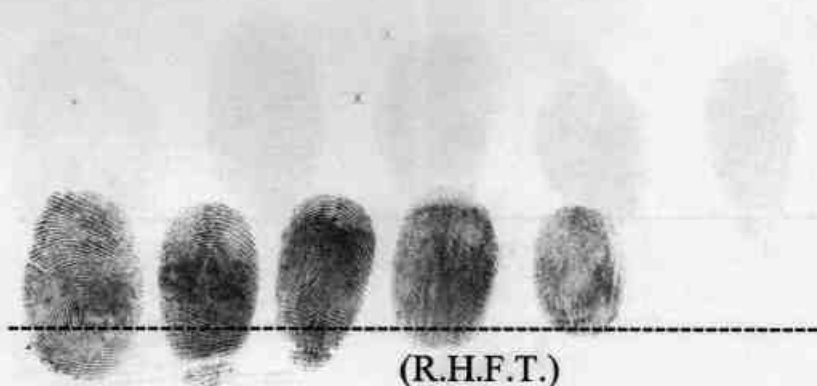
Signed and delivered by the undersigned SIXTH PARTNER



MRS. JYOTI DEEPAK DEVASTHALI



(L.H.F.T.)



(R.H.F.T.)

[Signature]
S.B. Bhat

S.P. Bhat

S.S. Bhat

i. Deepika D. Bhat

Paul

[Signature]
M. Rame

S.P. Bhat

S.P. Bhat

S.P. Bhat

[Signature]
R. A. Tendulkar

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13 *[Signature]*

14 *[Signature]*

15 *[Signature]*

[Signature]

[Signature]
D. P. D. Bhat

[Signature]

17

Signed and delivered by the withinnamed **SIXTH OWNER,**



Prakash

Prakash

SHRI. PRAKASH DATTA PRABHU



(L.H.F.T.)



(R.H.F.T.)

Prakash
SSBawa
SPBawa
SSBawa
O. D. Bawa
Paul

MBawa
SPBawa
Shahade
B

DPorobo

Prakash
Prakash

Prakash

RAchuth
Rkar
Prasaal
Omaha

Prakash
Prakash



DP

D. Prakash

MRS. DURGA PRAKASH PRABHU



(L.H.F.T.)



(R.H.F.T.)

[Signature]
 S. S. Barua
 D. D. Borre
 Paul
[Signature]

M. B. Bane
 S. S. Barua
 B. B. Bhandari
 P. P. Choudhary
 R. Kar
 S. S. Saha
 A. A. A.

D. Prakash
[Signature]
[Signature]

Signed and delivered by the withinnamed SEVENTH OWNER,



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[Handwritten signature]

SHRI. DILIP MAHADEV PARANJAPE



(L.H.F.T.)



(R.H.F.T.)

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SPBame
SSBarve
D. D. Barve
Pall

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Blaloue

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RKar
Pensal.

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Pijite



Paranjape

[Signature]

MRS. SAVITA DILIP PARANJAPE



(L.H.F.T.)



(R.H.F.T.)

[Signature]
S.S. Barve
S.P. Barve
S.S. Barve
D.D. Barve
Paul

MRS. Barve
S.S. Barve
S.P. Barve

[Signature]
R. K. Barve

R. K. Barve
S.S. Barve
S.P. Barve

[Signature]

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[Signature]
[Signature]

Signed and delivered by the DEVELOPER M/S. RAJ HOUSING DEVELOPMENT PRIVATE LIMITED, through its Director



SHRI. SANDIP NILKANTH NIGALYE



(L.H.F.T.)



(R.H.F.T.)

IN PRESENCE OF :

- i. Neeta Y. Alavani
- 2. Pradnya V. Gaundalkar.

SSB
 SPBane
 SSBane
 D. D. 13476
 Baul

Mrs. S. S. Alavani
 S. S. Alavani

D. P. Bane

R. K. Gaundalkar
 R. K. Gaundalkar
 R. K. Gaundalkar


D. P. Bane

D. P. Bane

RECEIPT

Following amount has been received by the following Owners as specified in the clause no. 28 of the Agreement for Development entered into on 26th February 2013 in the manner given hereinbelow:

1. Shri. Suresh P. Barve and Mrs. Suman Barve(First Owner) : cheque of Rs. 5,00,000/-(Rupees Five Lacs only) bearing no. "059882" drawn on The Saraswat Co-operative Bank Ltd. Ponda Branch dated 26/02/2013.
2. Shri. Subhash P. Barve and Mrs. Suchita Barve(Second Owner): cheque of Rs. 5,00,000/-(Rupees Five Lacs only) bearing no. "059883" drawn on The Saraswat Co-operative Bank Ltd. Ponda Branch dated 26/02/2013.
3. Smt. Deepika D. Barve and Miss. Siddhi D. Barve (Third Owner): cheque of Rs. 5,00,000/-(Rupees Five Lacs only) bearing no. "101882" drawn on The Goa Urban Co-operative Bank Ltd. Ponda Branch dated 26/02/2013.
4. Shri. Ramesh P. Barve and Mrs. Medha R. Barve (Fourth Owner): cheque of Rs. 5,00,000/-(Rupees Five Lacs only) bearing no. "101883" drawn on The Goa Urban Co-operative Bank Ltd. Ponda Branch dated 26/02/2013.


SSB
SPBme
SSBorve
D D Barve
Paul

Mr Barve
Suresh
Suchita
A

Mr Barve

Mr Kar
R Kar
Medha
Medha

Mr Barve
S

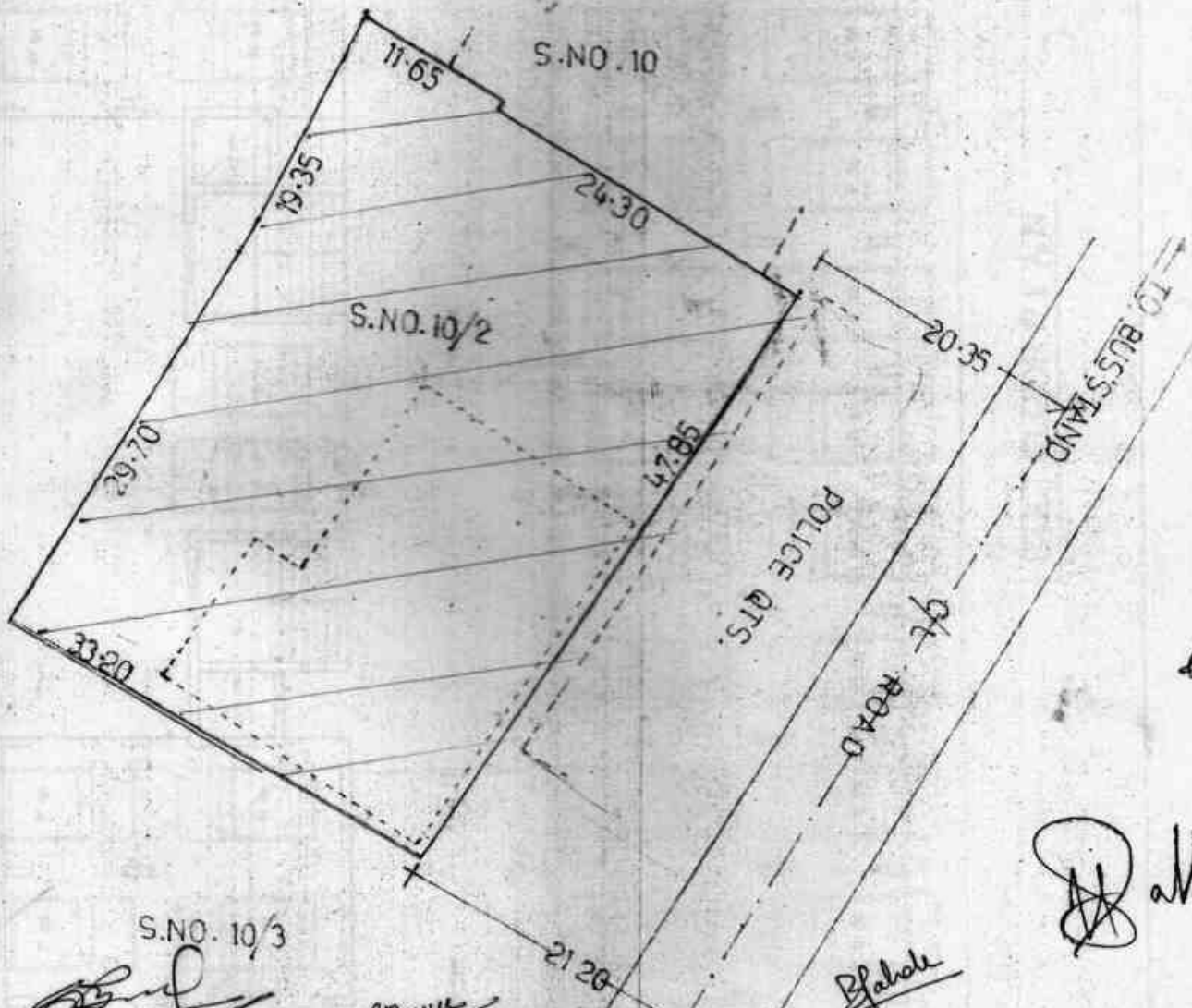
Paul
S

Mr Barve
Barve

PLAN SHOWING PLOT SITUATED AT PONDA
VILLAGE PONDA TALUKA. SURVEY NO. 10/2

SCALE 1:500

AREA OF PLOT = 1657.00 M²



S.NO. 10/3
SS Bar
SP Bone
SS Bone
D.D. Bone
Baul

MR. ...
...
...
...
...

R Kar
...
...
...

Blahali
...

D. ...
...

SS Bone
D.D. Bone
Baul

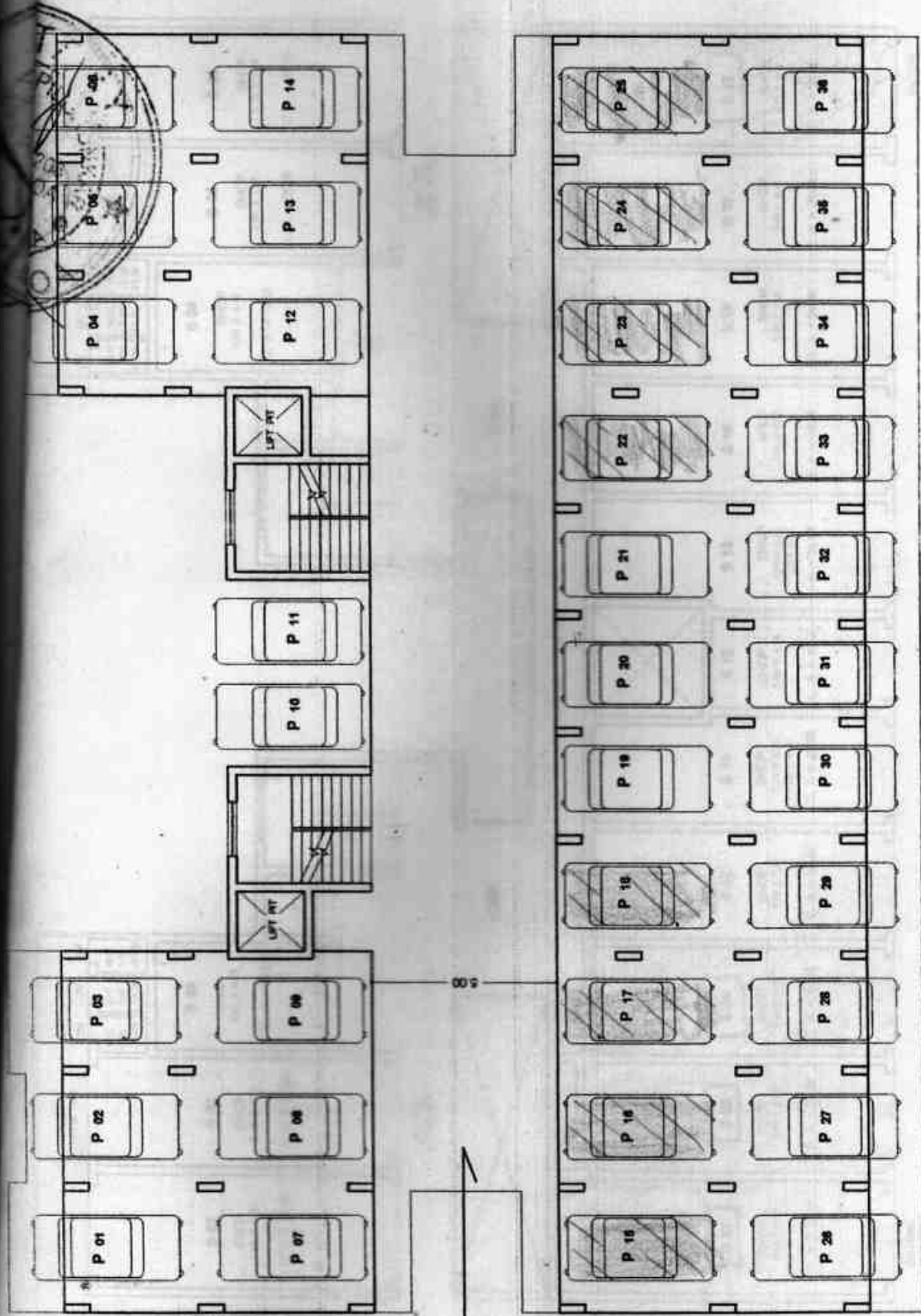
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PROPOS
IN PLOT



STILT FLOOR PLAN

[Handwritten signatures]
 SSBOR
 SSBOR
 SSBOR
 O.D. Garve
 Baul

ENTRY

[Handwritten signatures]
 M. Garve
 B
 R. K. K. K.
 B. K. K.

[Handwritten signatures]
 S. S. S.
 S. S. S.
 S. S. S.

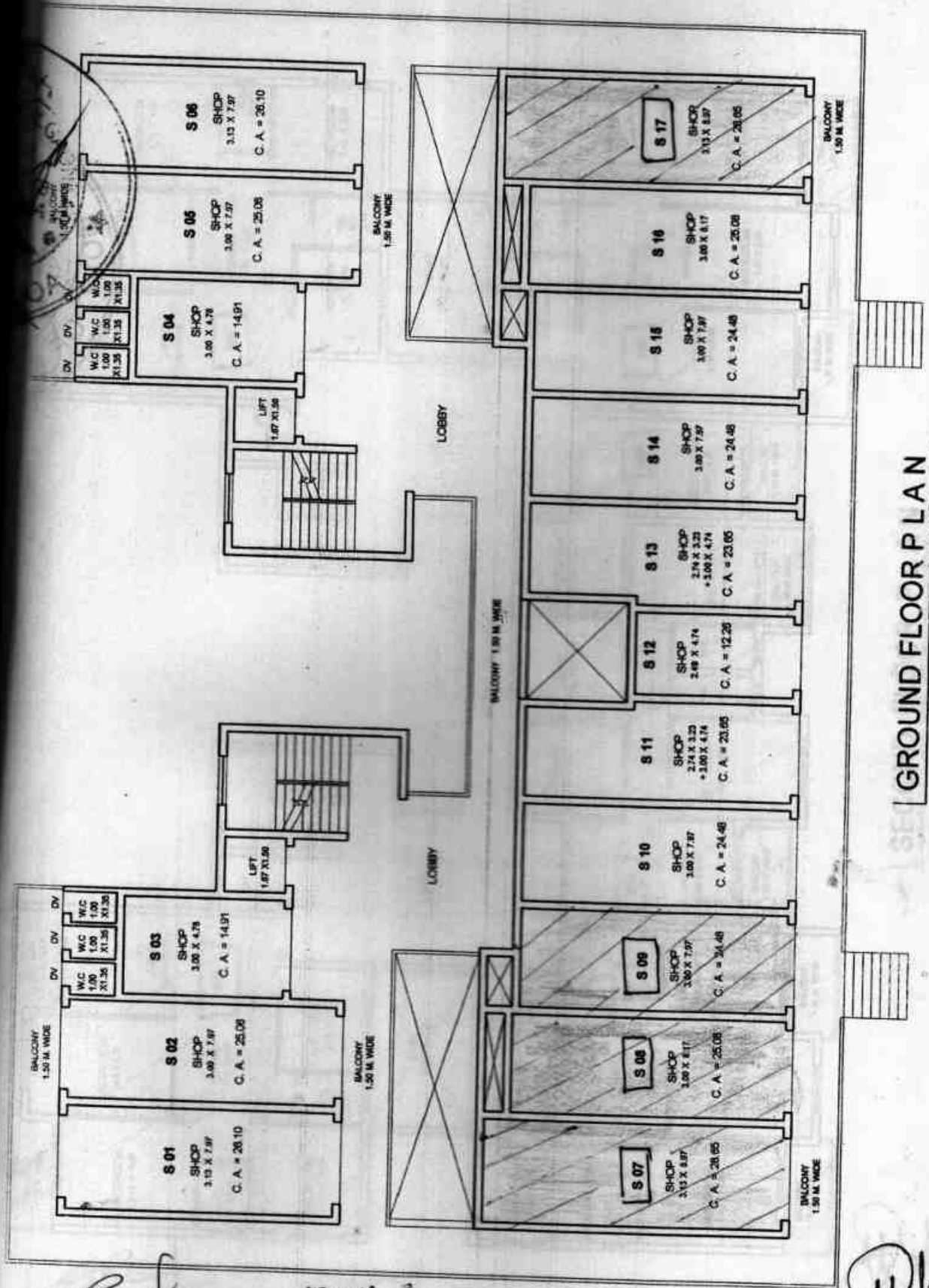
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 B. B. B.

[Handwritten signatures]
 S. S. S.
 S. S. S.

ARCHITECT
FRANCIS X. FERNANDES
 (B. ARCH, A.I.I.A, A.I.I.I.D.)
 G S-1 PALAZZO DE RENAISSANCE
 BEHIND ST. ANNES CHURCH, PONDA-GOA.
 TEL : 0832 211969 ; CELL : 996724469

PROPOSED RESIDENTIAL AND COMMERCIAL BUILDING FOR Mr. Suresh Barve & others

IN PLOT BEARING SURVEY No. 10 / 2, AT PONDA - GOA.



Handwritten signatures:
 S.S. Bawa
 D.D. Bawa
 Paul

Handwritten signatures:
 MR Bawa
 RA Khandalla
 R Kar

Handwritten signatures:
 Prakash
 Prakash

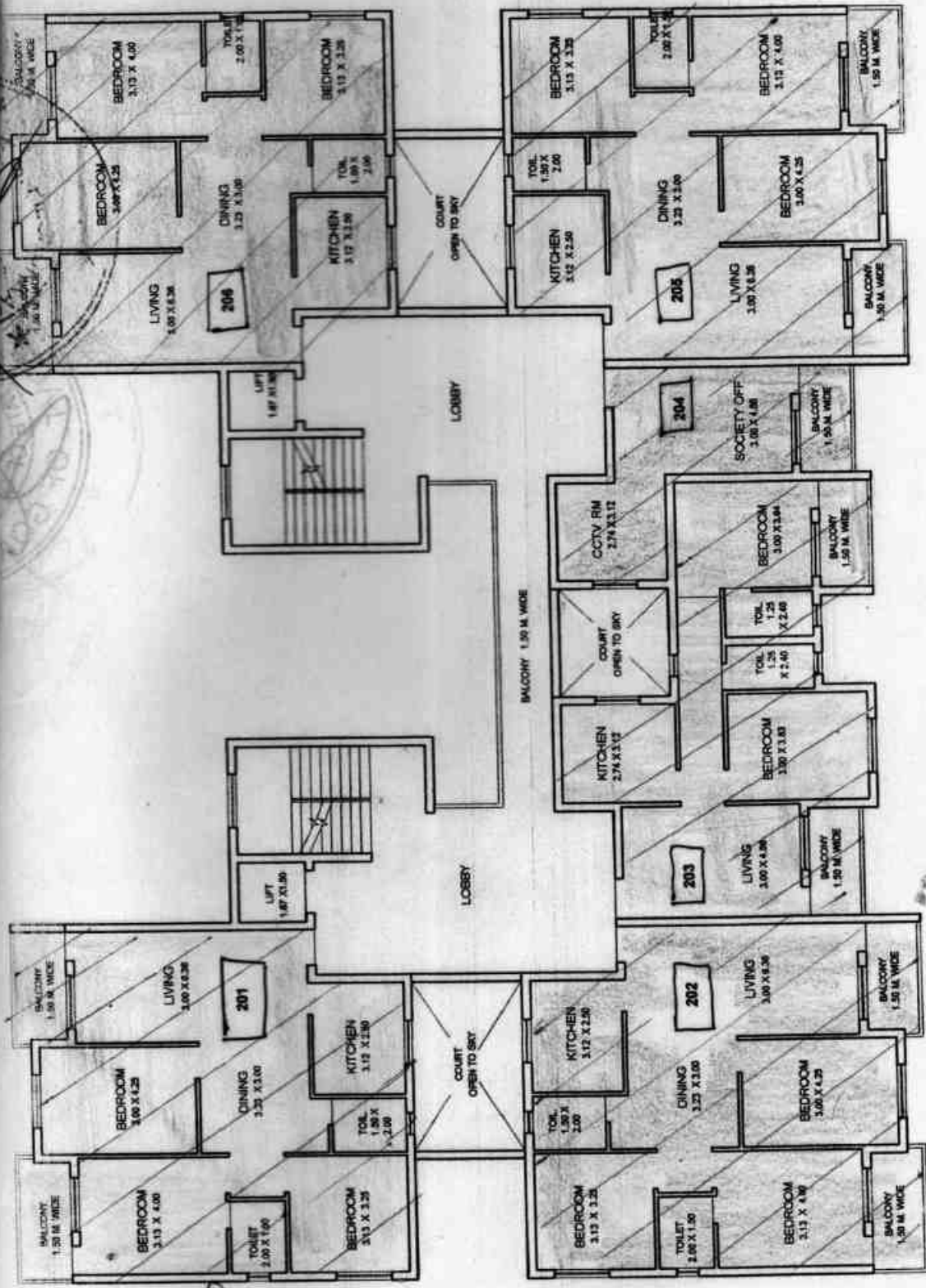
Handwritten signatures:
 Raju

Handwritten signature:
 D. K. Bawa

PROPOSED RESIDENTIAL AND COMMERCIAL BUILDING FOR Mr. Suresh Barve & others
 IN PLOT BEARING SURVEY No. 10/2, AT PONDA - GOA.

ARCHITECT
FRANCIS X. FERNANDES
 (B. ARCH, A.L.I.A., ALLIED)
 G S-1 PALAZZO DE RENAISSANCE,
 BEHIND ST. ANNE'S CHURCH





SECOND FLOOR PLAN

[Handwritten signatures]
 SSBW
 SPBME
 SSBW
 D. D. Barke
 Paul

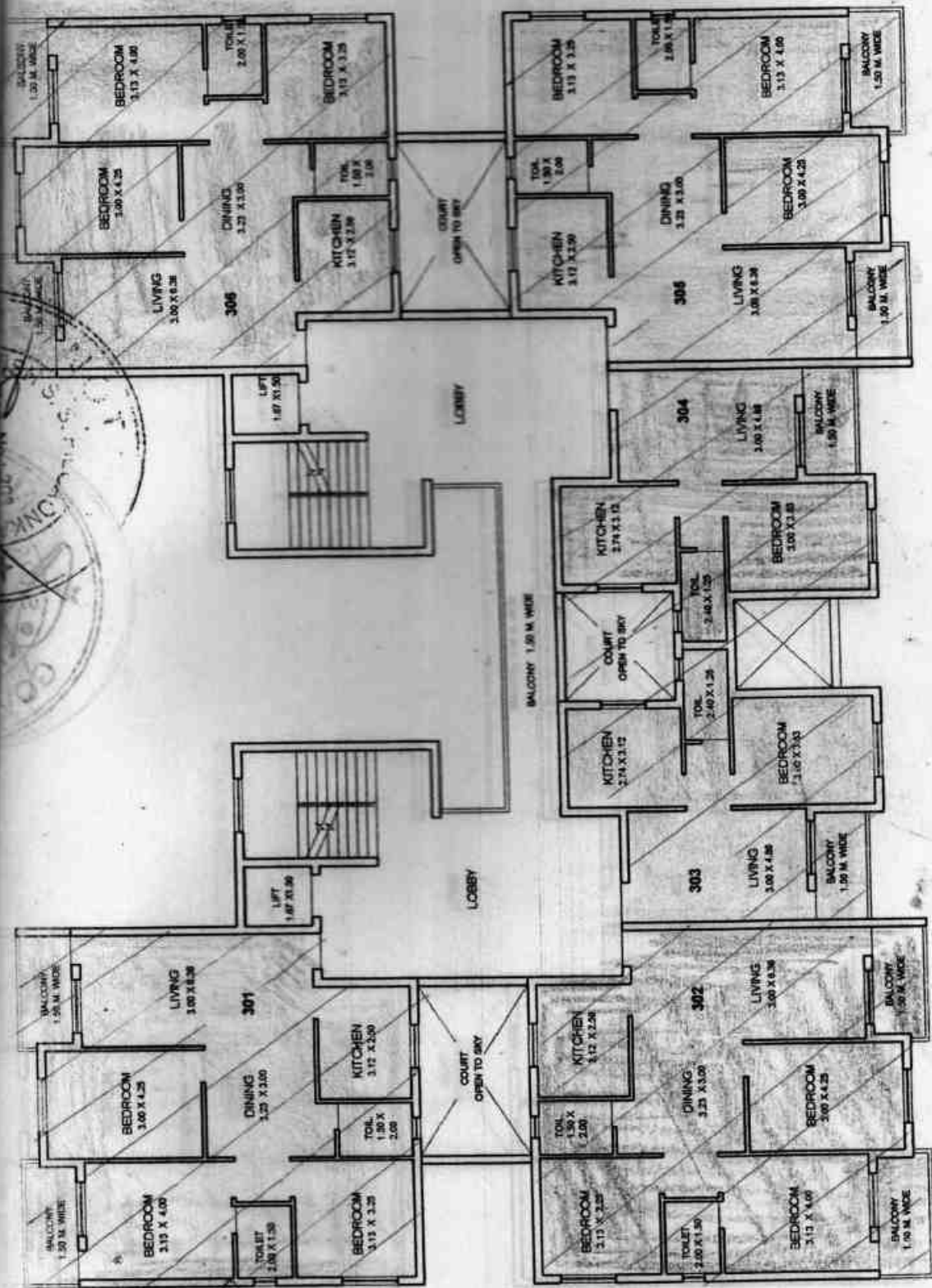
[Handwritten signatures]
 MR. Suresh Barve
 Ratendek
 R. Kar

[Handwritten signatures]
 P. Suresh
 Suresh

[Handwritten signatures]
 P. Moroko
 S. Suresh

ARCHITECT
FRANCIS X. FERNANDES
 (B. ARCH, A.I.A., A.I.I.D.)
 G. 9-1 PALAZZO DE RENAISSANCE
 BEHIND ST. ANNE'S CHURCH, PONDA-GOA
 TEL: 0832 2313269 ; CELL: 989724469

PROPOSED RESIDENTIAL AND COMMERCIAL BUILDING FOR Mr. Suresh Barve & others
 IN PLOT BEARING SURVEY No. 10 / 2, AT PONDA - GOA.



THIRD FLOOR PLAN

[Handwritten signatures]
 s.s. Borne
 s.s. Borne
 A.D. Barve
 Paul

[Handwritten signatures]
 M. Borne
 s.s. Borne
 s.s. Borne

[Handwritten signatures]
 R. Kar
 R. Kar

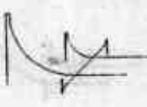
[Handwritten signatures]
 s.s. Borne
 s.s. Borne

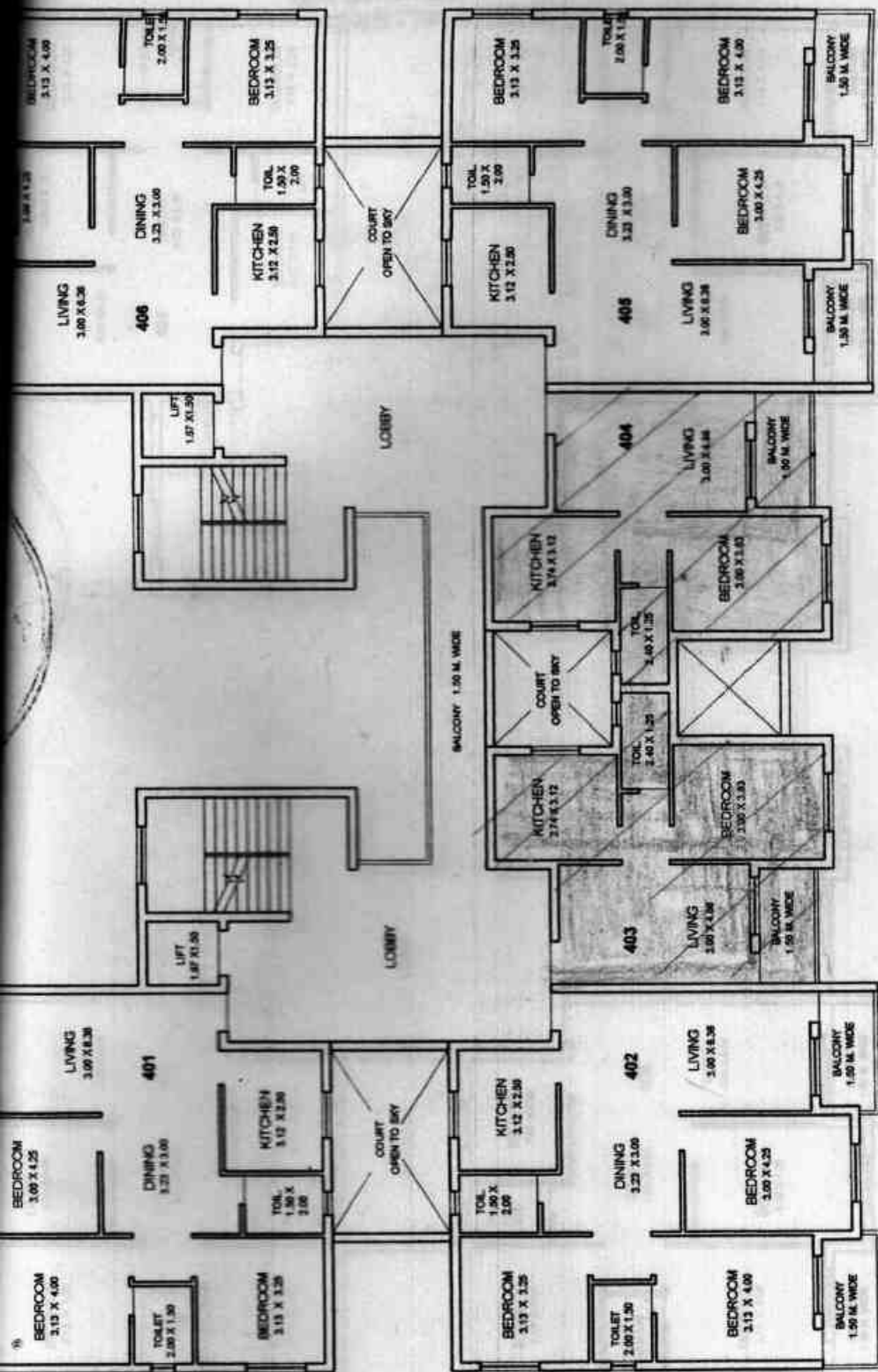
[Handwritten signatures]
 s.s. Borne
 s.s. Borne

[Handwritten signature]
 s.s. Borne

ARCHITECT
FRANCIS X. FERNANDES
 (B. ARCH, A.I.A., A.I.I.D.)
 G-9-1 PALAZZO DE RENAISSANCE
 BEHIND ST. ANNES CHURCH, PONDA-GOIA
 TEL: 0682 2912669 | CELL: 968724459

PROPOSED RESIDENTIAL AND COMMERCIAL BUILDING FOR Mr. Suresh Barve & others
 IN PLOT BEARING SURVEY No. 10/2, AT PONDA - GOA.





FOURTH FLOOR PLAN

ARCHITECT
FRANCIS X. FERNANDES
 (B. ARCH, A.I.A., A.I.I.D.)
 G S-1 PALAZZO DE RENAISSANCE
 BEHIND ST. ANNES' CHURCH, PONDA-GOIA
 TEL. 0832 251999 ; CELL: 98772499

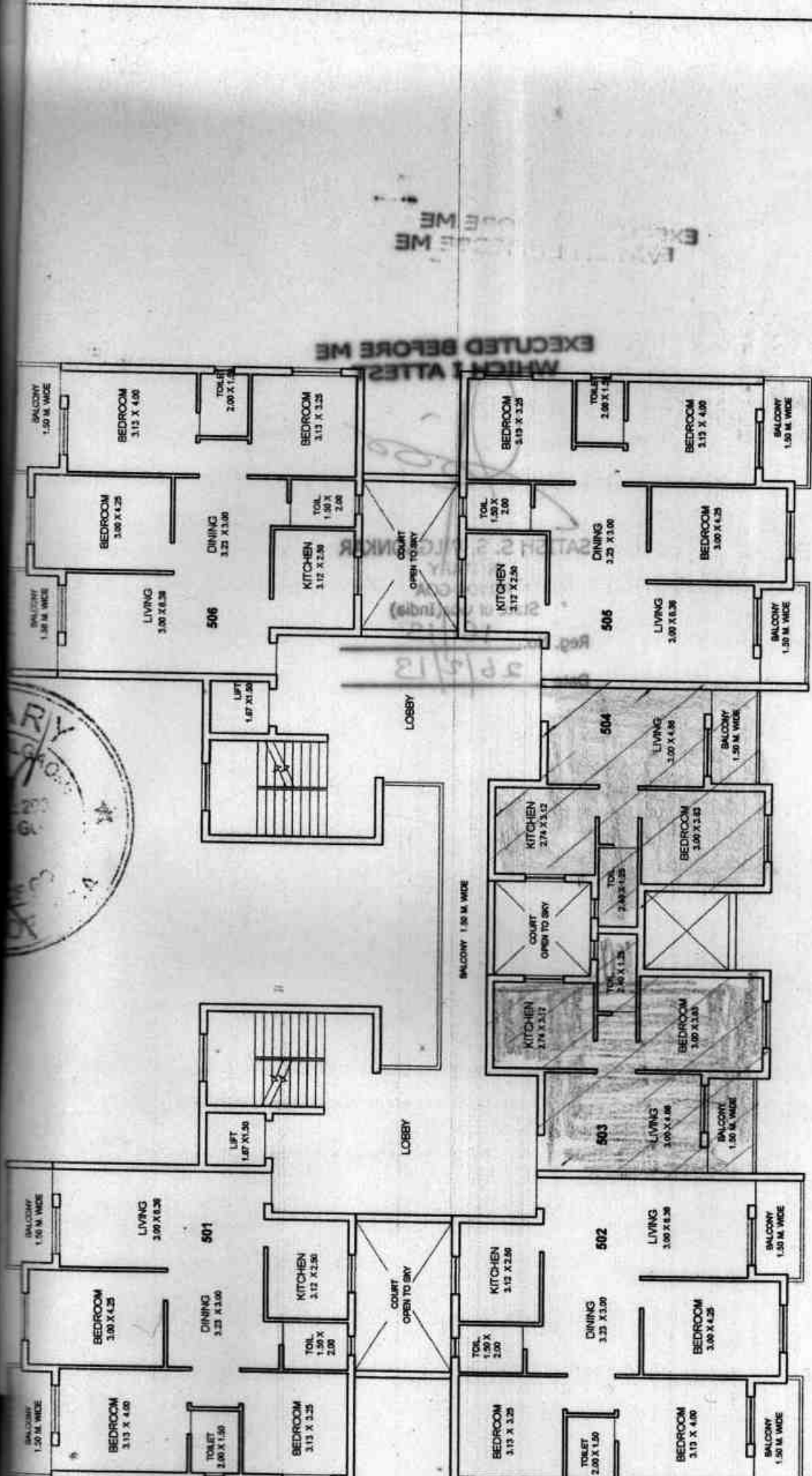
PROPOSED RESIDENTIAL AND COMMERCIAL BUILDING FOR Mr. Suresh Barve & others
 IN PLOT BEARING SURVEY No. 10/2, AT PONDA - GOA.

sen
SPBme
SBows
D. D. Barve
Paul

MR Barve
Suresh Barve
Blahde

Poncha
APoncha

APoncha
Barve
Barve



FIFTH FLOOR PLAN

ARCHITECT
FRANCIS X. FERNANDES
 (B. ARCH, ALIA, ALLID.)
 G S-1 PALAZZO DE RENAISSANCE
 BEHIND ST. ANNE'S CHURCH, PONDA-GOIA.
 TEL: 0682 2513669; CELL: 9857734489

PROPOSED RESIDENTIAL AND COMMERCIAL BUILDING FOR Mr. Suresh Barve & others
 IN PLOT BEARING SURVEY No. 10/2, AT PONDA - GOA.

Handwritten notes:
 SSB
 SSBone
 SSBowg
 D.O. Barve
 Paul

Handwritten notes:
 MR Barve
 Suresh Barve
 Barve
 Rental
 Barve
 RArendum
 RKar
 Barve
 Barve

Handwritten signature:
 S. Fernandes

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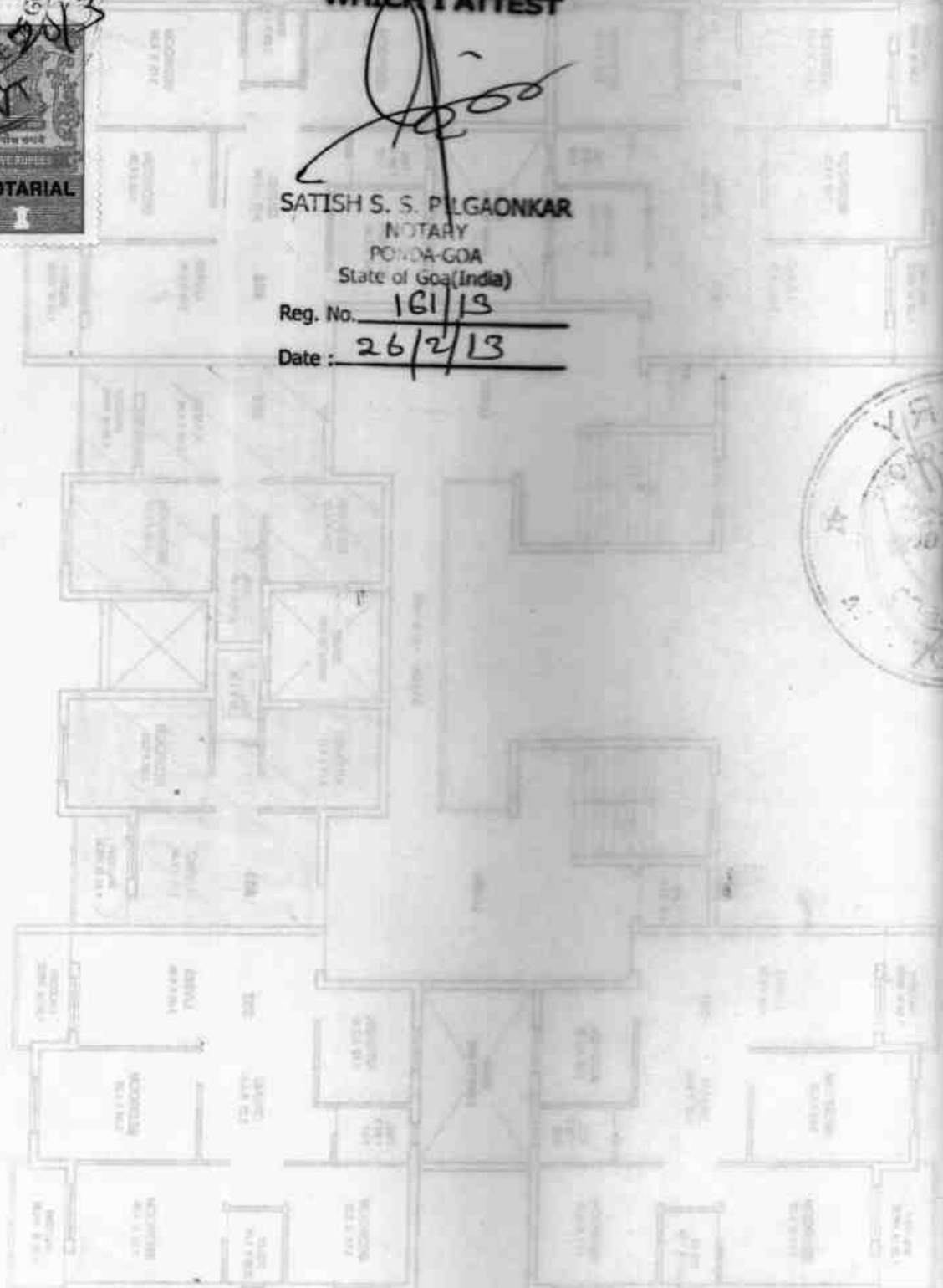
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WHICH I ATTEST

SATISH S. S. PILGAONKAR
NOTARY
PONDÁ-GOÁ
State of Goa (India)

Reg. No. 161/13

Date: 26/2/13



11TH FLOOR PLAN

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